

**CITY OF MOUNTAIN VIEW  
MEMORANDUM**

DATE: January 17, 2003

TO: City Council

FROM: Linda Forsberg, Deputy City Manager

SUBJECT: JANUARY 21, 2003 STUDY SESSION—MOFFETT MILITARY HOUSING  
PRIVATIZATION UPDATE

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**PURPOSE OF STUDY SESSION**

The purpose of this study session is to provide the City Council with an update regarding the status of the Army's current efforts to privatize the military housing it operates at/near Moffett Federal Airfield through the Residential Communities Initiative.

**BACKGROUND AND ANALYSIS**

The Army is currently responsible for the operation of approximately 620 units of military housing at and near Moffett Federal Airfield. One housing area, including the Orion Park, Macon Terrace, Moffett Homes, Berry Court, Wescoat and Berry Drive homes (approximately 500 housing units), is located within or adjacent to Moffett Federal Airfield (see attachment). Another housing area, the Shenandoah Square Housing Annex (approximately 120 housing units) is located one mile away from the Moffett Complex at the corner of Moffett Boulevard and Middlefield Road.

The Shenandoah Square Housing Annex site also includes a vacant six-acre (approximate) parcel of land. The City has communicated with the Army on several occasions regarding its interest in pursuing some type of joint venture or obtaining ownership or long-term beneficial use of the six-acre site to meet one or more community needs (e.g., housing, child care).

The military's Residential Communities Initiative, or RCI, was established to allow the military to leverage its assets to attract and obtain private-sector capital and expertise to operate, manage, maintain, improve and build military family housing.

The Army's interest in privatizing the Moffett housing has been known to the City for some time. The Army's plans to privatize its Moffett housing were discussed with the City Council during its February 6, 2001 study session discussion regarding the status of the Moffett military housing and have been discussed with staff on several subsequent occasions.

In December 2001, the Army issued a Request for Qualifications (RFQ) to privatize the housing at several military facilities in California, including the Moffett housing.

In October 2002, the Army announced that it had awarded a contract to Clark Pinnacle Family Communities, LLC (Clark Pinnacle) to privatize the military housing at Fort Irwin, Moffett Federal Airfield and Camp Parks Reserve Forces Training Center. In exchange for a 50-year lease on the military housing property, Clark Pinnacle will redevelop and operate affordable, quality military housing at all three sites.

Currently, the Army is working with Clark Pinnacle to develop the Community Development and Management Plan (CDMP) that will serve as the blueprint for building, financing and operating the Army's residential communities at each of the three military sites listed above.

Army RCI representatives have indicated to City staff that an integral part of the CDMP development process will be working with the City of Mountain View to ensure that the development plan addresses the goals and objectives of both the Army and the City. To that end, the Army will be including discussions with the City in its development planning process.

Because the Shenandoah Square Housing Annex portion of the Moffett housing is surrounded by the Mountain View community in a very visible location (at the corner of Moffett Boulevard and Middlefield Road) and includes a vacant six-acre parcel, the City and its residents will have a greater interest than what may be the case in other RCI-impacted communities in how the Shenandoah housing area is redeveloped. The potential number of stakeholders for the Moffett housing project may also be much greater than for a typical RCI project.

Also, since the City currently is and will continue to be a service provider (wastewater services) to the Shenandoah housing site, the City will need to be involved in the planning and execution of the RCI's redevelopment plans for the site.

It appears that the CDMP development process is moving quite quickly and the City has told Army RCI representatives that it wants to begin providing input into the plans for the Moffett housing units as soon as possible.

Provided below is the current estimated schedule for the completion of the CDMP development process:

January 30, 2003	Complete the preliminary development plan
Early February 2003	Review the preliminary plan with the City of Mountain View
February 2003	Follow up with the City of Mountain View
April 2003	Finalize the development plan
May 2003	Complete the CDMP
June 2003	Congressional review of the CDMP
October 2003	Clark Pinnacle assumes housing operations

As indicated above, Moffett RCI project representatives will make a presentation at an upcoming City Council meeting to provide the City Council and community with an overview of the RCI's privatization process and plans for the Moffett housing.

The presentation and upcoming meeting will also serve as an opportunity for RCI representatives to hear from the City Council and community regarding what they believe to be the most critical issues in the community relating to the redevelopment of the military housing, particularly the redevelopment that will occur on the Shenandoah site (e.g., design/aesthetics, density, traffic, the possibility of addressing one or more community housing needs on the site, etc.).

These comments can be discussed in subsequent follow-up meeting(s) and then be incorporated into and addressed in the CDMP.

The redevelopment of the Moffett military housing is an important issue for the City of Mountain View and its residents. Staff will continue to work to ensure that the City and community take advantage of every opportunity to serve as meaningful participants in the RCI's efforts to privatize and redevelop the military housing at Moffett Federal Airfield.

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Attachment